

Project 395 North

Master Plan Amendment (WMPA22-0007) & Regulatory Zone Amendment (WRZA22-0008)

Washoe County Planning Commission – Public Hearing on February 7, 2023 at 6 p.m.

Agenda Item 8A

Request summary:

- A **Master Plan Amendment** to change the Master Plan land use designation for the well parcel from Suburban Residential (SR) to Industrial (I);
- A **Regulatory Zone Amendment** to change the parcel zoning for the well parcel from Public/Semi-Public (PSP) to Industrial (I).
- This is a 50' x 50' (2,500 sf) well parcel is to be relocated near the existing location but outside of building footprint of the approved industrial development.





White Lake

CALIFORNIA
NEVADA

N VIRGINIA ST

RENO PARK BLVD

Potential
Relocation

US-395

Copart

WHITE LAKES RD

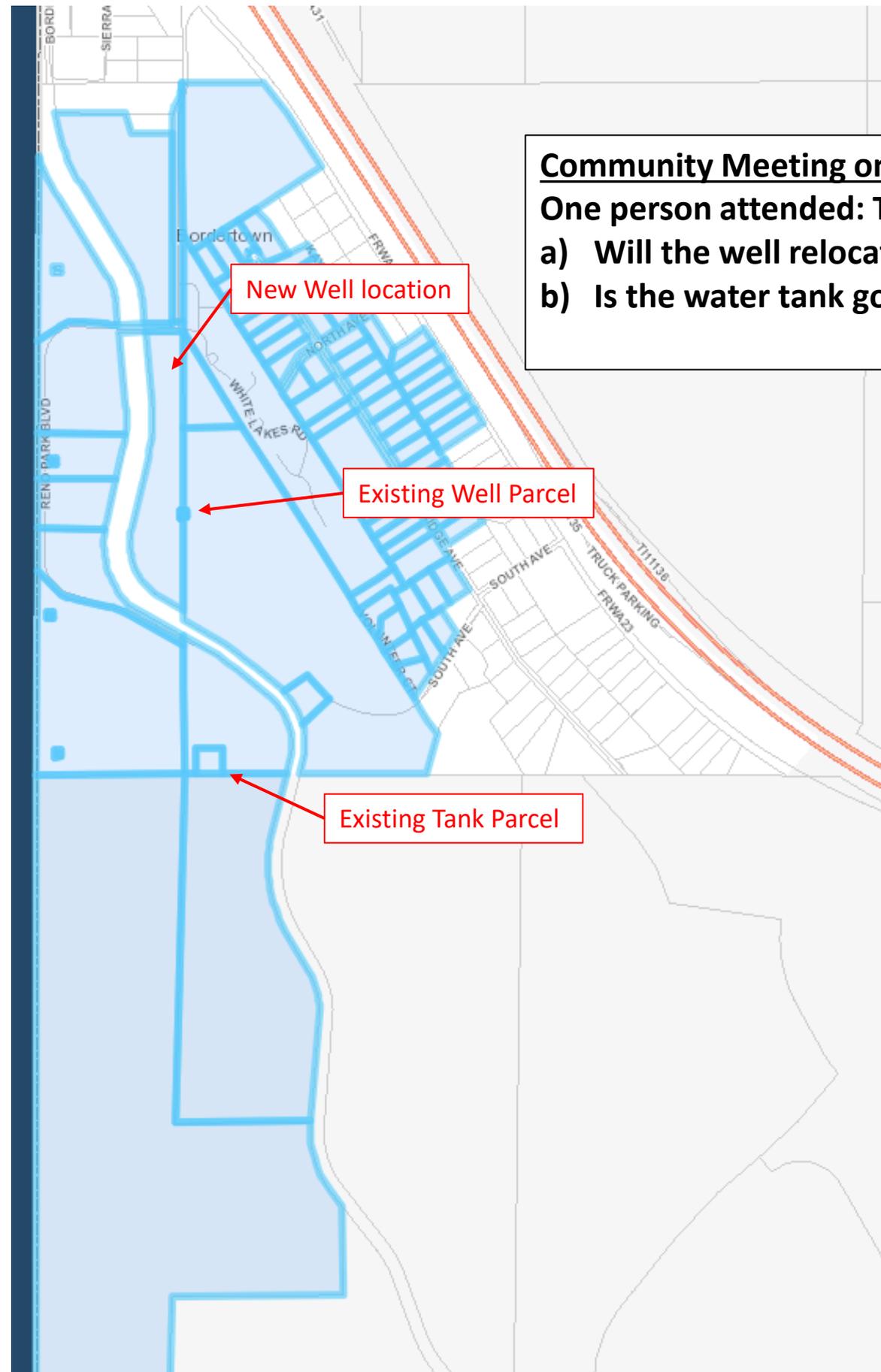
Industrial
Wood
Products

Lakeview 74
Mobile Home
Park

SITE

VOLUNTEER CT
SOUTH AVE

Map provided by WC staff meets legal noticing requirements. There were 72 properties noticed of this meeting in a 2,000' noticing distance.



Community Meeting on 11/7/22
One person attended: The concerns were
a) Will the well relocation affect monthly water bills
b) Is the water tank going to be relocated

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss 395 North, Master Plan Amendment (MPA) and Regulatory Zone Amendment (RZA), a proposed regulatory zone change for a water well site in your area. This is your opportunity to review the proposed changes, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30 p.m., Monday, November 7th, 2022

Zoom Meeting (Virtual format only)

Project Description:

This site is located just south of Reno Park Blvd. near the intersection of White Lakes Road, parcel number 081-121-35, a 2,500-sf parcel. This proposed request is being done to relocate a water well site owned by Great Basin Water Company. This is a land use change and rezoning simply to accommodate the well relocation. There is prior approved Grading SUP on this site that will allow for a Distribution & Warehouse project (case # WSUP22-0005)

If you have questions about the meeting or would like to discuss the proposed development project, please contact: John Krmpotic at KLS Planning & Design, johnk@klsdesigngroup.com or text or call 775-857-7710 or Paul Kinne at Panattoni Development Company, pkinne@panattoni.com or call 775-327-6264.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planners for the project: Kat Oakley at 775-328-3628, koakley@washoecounty.us or Chris Bronczyk, 775-328-3612, cbronczyk@washoecounty.us Please use the following link to join the Zoom meeting:

<https://us02web.zoom.us/j/81040600046?pwd=VVVXYi9TSXZzSC9ETFhmSitlSjVtUT09>

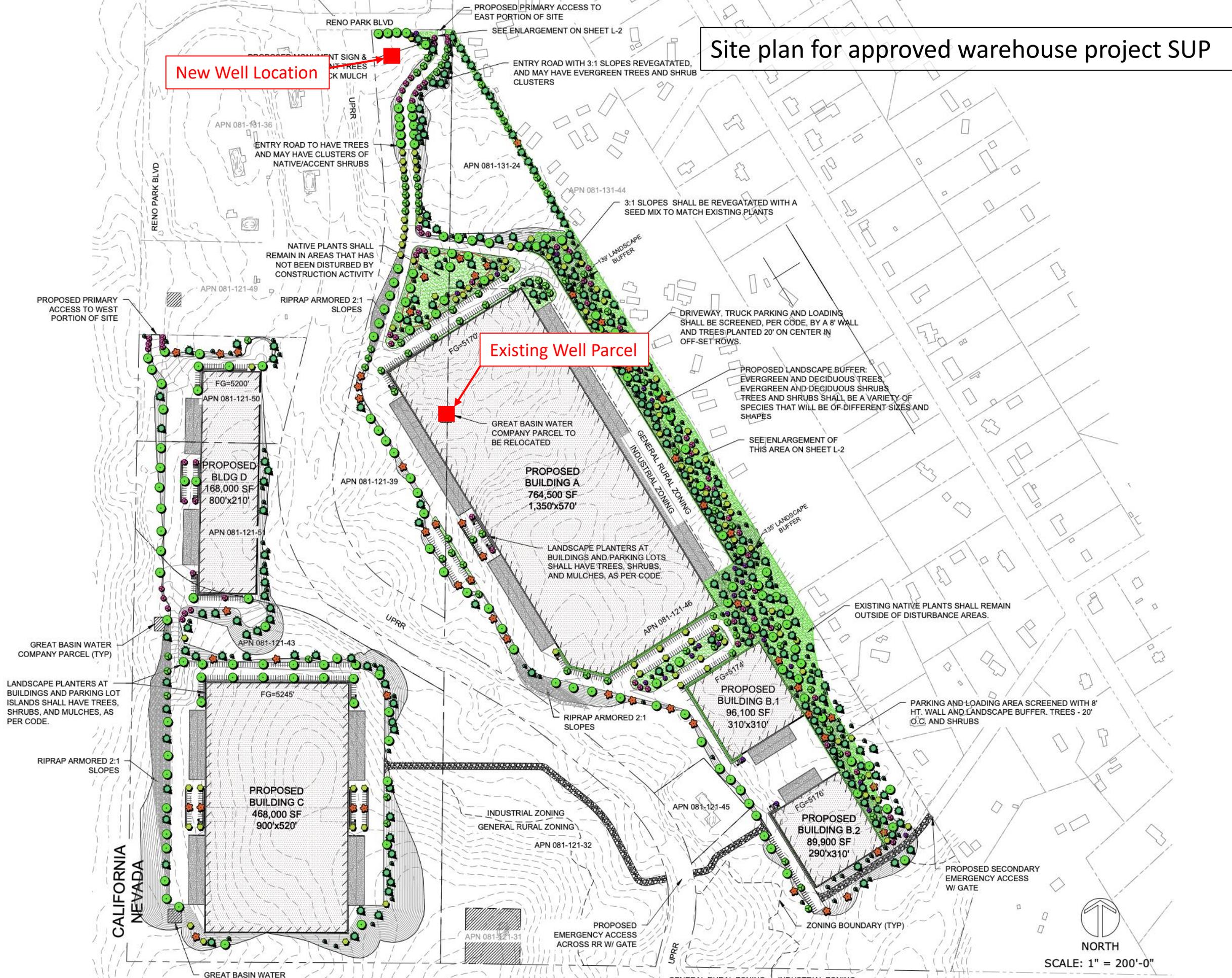
Meeting ID: 810 4060 0046 Passcode: 394387

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Site plan for approved warehouse project SUP

New Well Location

Existing Well Parcel



CALIFORNIA
NEVADA

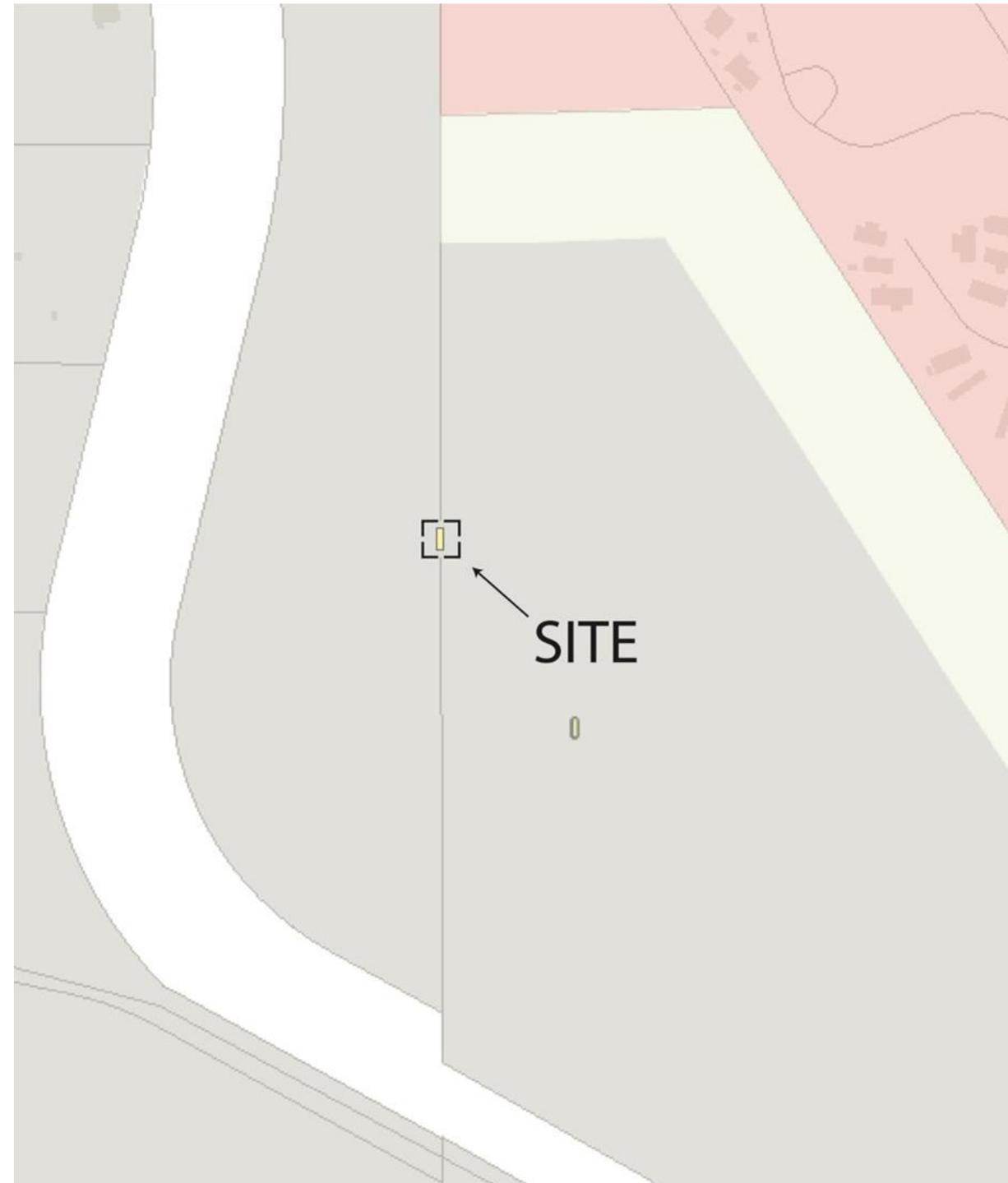
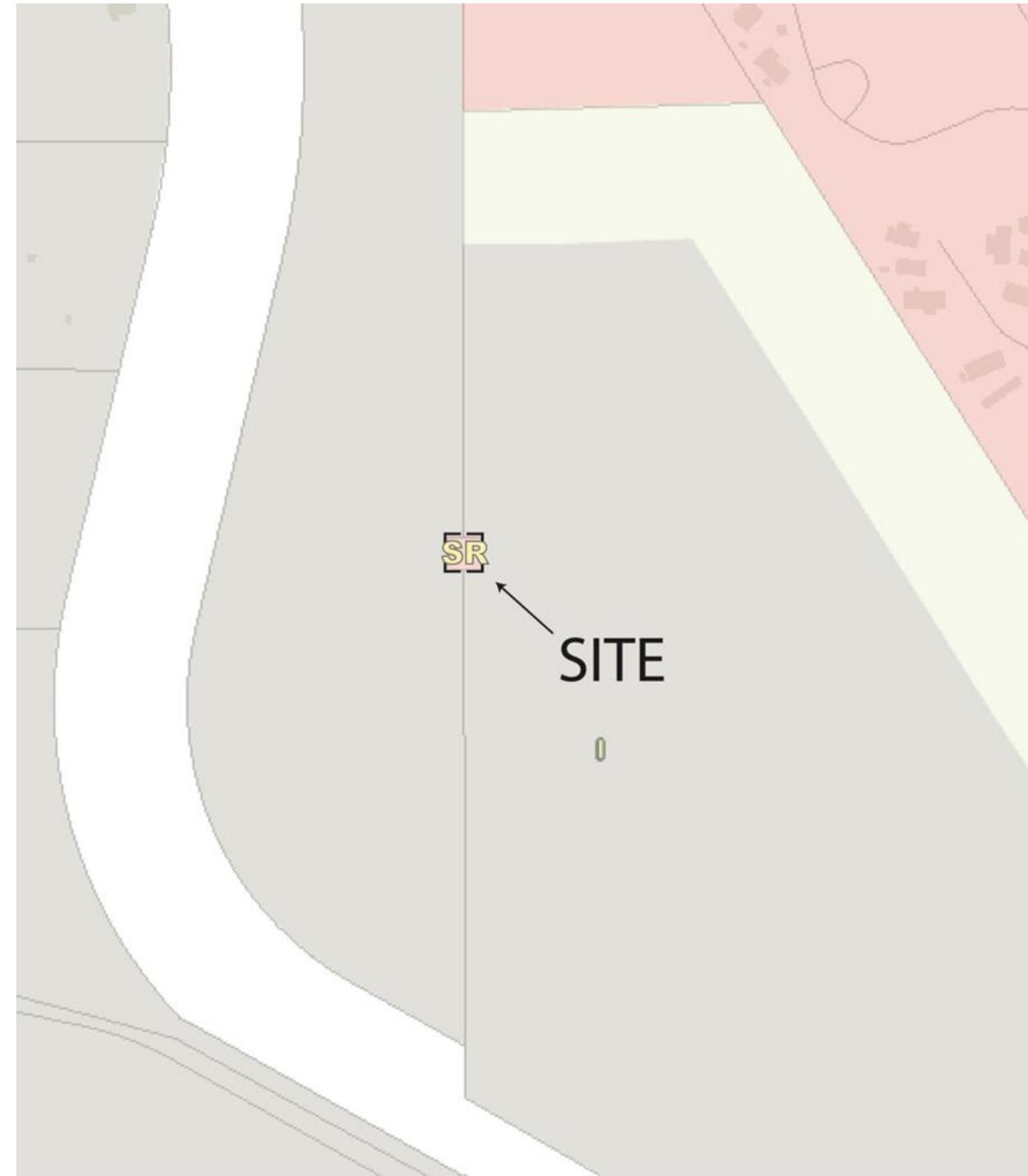


NORTH
SCALE: 1" = 200'-0"

Existing & Proposed Zoning



Existing & Proposed Master Plan



Contacts

Washoe County Staff

Kat Oakley

WC Staff Planner

775-328-3628

koakley@washoecounty.us

Property Owner & Applicant

Paul Kinne

Panattoni Development
Company

775-327-6264

pkinne@panattoni.com

Planning Consultant

John Krmptotic, AICP

KLS Planning

775-857-7710

Johnk@klsdesigngroup.com